
Property Maintenance

Trash and Solid Waste

Property owners must maintain their property free of trash, garbage, refuse, litter and other substances that may endanger the health or safety of other residents. Owners are responsible for the removal and proper disposal of trash and solid waste from their properties. Call the Department of Public Works for a copy of the *Citizen's Guide to Trash and Recycling* for methods of disposal and pick-up schedules.

Grass and Weeds

It is important for every property owner to maintain their property free of high grass and weeds (over 12 inches). High grass and weeds can become breeding grounds for insects and provide a haven for rodents. Property owners are required by Town Code to mow their properties no less than twice a year: once before June 1st and again by August 1st.

Shrubs and Trees

Property owners are responsible for the maintenance of their shrubs and trees. Shrubs and trees may not grow into the public right-of-way or block the public sidewalks. Overgrowth of trees onto sidewalks and roadways is dangerous to drivers and pedestrians. Property owners are responsible for trimming trees that obstruct sidewalks and roadways. If you live on a corner lot, please do not plant shrubs or trees that will obstruct a driver's view when turning the corner.

Home Exteriors

Property owners are responsible for the property maintenance of their houses including the exterior. Houses are to remain free of holes, cracks, broken doors and windows. Paint should be in good condition on wood and metal surfaces. Peeling, flaking, and chipped paint is a violation of Town Codes and must be eliminated and repainted. For more information or to request assistance with any of these regulations, contact the Building Inspections Office.

Storm Drains

Dumping Prohibited

Dumping or discarding of any materials down any storm structure, curb, or waterway is prohibited by Town Code. This includes the disposal of waste oils, paints, and hazardous materials. Contact Public Works.

Obstruction

It is unlawful to obstruct or interfere with the flow of the storm sewer system. Do not place leaves, brush or other objects in front of storm inlets, gutters, or ditches. Contact Public Works.

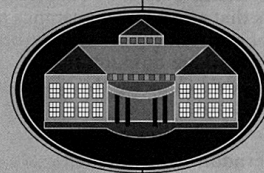
Changes to Ditch Lines

Altering the Town's storm drainage system may damage the system and cause flooding. The Department of Public Works must first approve any alteration to a ditch line that is part of the Town's storm drainage system. Contact Public Works.



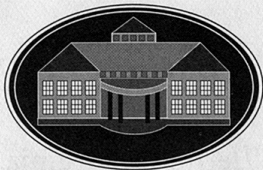
Town of Herndon
P.O. Box 427
Herndon, Virginia 20172-0427

WELCOME
to the Town of
Herndon, Virginia



*Overview of
Residential Neighborhood
Policies*

As of March 1, 2002



The Town of Herndon and its residents are committed to maintaining the highest standards for residential communities. This brochure contains overviews of several Town regulations that affect the appearance and harmony of our residential neighborhoods. The descriptions are just summaries. Please consult the Town Code for the actual wording of the regulations.

The Herndon Town Council has adopted these regulations for the benefit of the citizens. Please contact Town officials if you have comments or suggestions concerning these measures.

You should contact the appropriate department (as shown at the end of each section) for additional information, to obtain complete copies of the regulations, or to request enforcement. The telephone numbers are listed below for your convenience.

Community Development
703-787-7380

Town of Herndon Police
703-435-6846

Public Works Department
703-435-6853

Building Inspections Office
703-435-6850

Public Nuisances

Inoperable Vehicles

An inoperable vehicle is any motor vehicle, trailer, or semitrailer that is not in operating condition; or does not display valid license plates; or does not display a valid inspection decal (or if the inspection decal has been expired for more than 60 days). Storage of inoperable vehicles outside of a building not screened from view constitutes a misdemeanor. Contact Community Development.

Noise

Between the hours of 9:00 p.m. and 6:00 a.m., it is unlawful to: (1) operate construction equipment or perform any outside construction; (2) repair or build any vehicle or other mechanical device within any residential district; (3) operate or permit the operation of powered model vehicles in the outdoors; (4) collect trash or refuse; or (5) load or unload trucks in the outdoors within 100 feet of a residential district.

At any time, and in such manner as to reasonably disturb the peace, quiet, and comfort of neighboring residents or the public, it is unlawful to: (1) operate any radio, stereo, or television; (2) yell or shout on public streets or private properties; or (3) keep any animal which by crying or other behavior causes annoyance in any residential neighborhood. Contact the Herndon Police Department.

Animal Waste

Dogs are not permitted to foul the property of another, including public areas. Please clean up after your dog when walking it. Also, it is unlawful to keep or harbor an animal or animals in such a manner as to cause unsanitary conditions. Contact the Department of Public Works.

Leash Requirement

Dogs are not allowed to run loose and it is unlawful for an owner to let an animal onto another's property. Contact the Herndon Police Department.

Building Repair, Remodeling and Additions

When a Building Permit is Required

A building permit is required to construct, alter, or remodel any structure. Construction of a detached utility building 150 square feet or less with a wall height no greater than 102 inches, does not require a building permit, but must comply with the Zoning Ordinance. Ordinary repairs such as painting and carpet replacement do not require permits. A permit is required when repairs include the cutting away of any wall, partition or portion thereof, or the removal or cutting away of any structural beam or loadbearing support. Changes to duct systems, plumbing supply, drain, waste and vent piping, electrical circuits, appliance vents and gas piping, other than direct replacement, require a permit. Contact the Building Inspections Office.

Building and Deck Setbacks

The Zoning Ordinance controls the allowable distance from the property line for construction of structures or decks. This distance is dependent upon the Zoning District in which your home is located. Contact Community Development for more information.

Fences

Fence installation does not require a building permit, but fences in front yards may not be higher than 4 feet in height. Fences to the side and rear of houses can be up to 7 feet tall, except on corner lots, where the maximum height is 3 feet within 25 feet of the intersection. The height of fences in other areas may depend on various factors. It is recommended that residents contact Community Development prior to the installation of any fence.



Residential Occupancy/ Overcrowding

Single-Family Dwelling Occupancy

In any dwelling unit in Herndon, there are two basic occupancy requirements.

(1) Each person living in a shared dwelling must have at least 50 square feet of space per shared bedroom; (2) No single family dwelling may contain more than one family. A family includes persons (regardless of number) who are related by blood or marriage. If everyone in the dwelling is not part of the same family, then only four people may reside there. Contact Community Development.

Renting Rooms

No more than 4 people can live in a house, townhouse, or apartment in Herndon, unless all residents are related. Providing transient housing for payment in residential neighborhoods is not permitted. Contact Community Development.

Home Based Businesses

To operate a business out of your home, you must obtain a zoning inspection permit. In addition, there are several regulations governing the operation of home based businesses, as well as a list of businesses that are not permitted within the Town. Contact Community Development for more information.

Parking and Street Use

Residential Parking

The Town's Zoning Ordinance prohibits parking any motor vehicle, trailer, or semi-trailer on the front or side yard of any lot improved with a single-family dwelling, except on a lawfully paved surface. For this purpose, the front yard of corner lots shall be the lot area before the architectural front of the single-family dwelling and between the

side lot lines. Except in the Garden Court District and except on any lot improved with a single-family attached dwelling, no paved surface may exceed 35% of the front yard of the lot.

Commercial Vehicles

If you drive your own business vehicle, or your company's vehicle, and park it at your home overnight, you should be aware that the Zoning Ordinance restricts the type and number of such vehicles permitted to be parked on residential property. Most commercial vehicles are not permitted to be parked on residential property unless they are parked in a completely enclosed garage. The garage door cannot exceed 9 feet in height. Particular vehicles with signs on them, that are used for commercial purposes, and taxi cabs are permitted to be parked outside an enclosed garage on the street, but only one such vehicle or cab is permitted per property. Contact Community Development.

Parking Boats and Trailers

The definition of a recreational vehicle includes travel trailers, tent trailers, pickup campers, motor homes, boats and boat trailers, etc. This includes both towed and motorized units. Recreational vehicles are prohibited from parking on or alongside streets or roadways in areas zoned residential. Contact Community Development.

Signs

Signs are prohibited from being erected in the public right-of-way without the Town Manager's consent. Some common signs that are not permitted in the right-of-way include yard sale signs, real estate signs, flyers and advertisements of any kind. Contact Community Development.